




City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: September 27, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Pamela Byrnes-O'Camb, City Clerk

SUBJECT: Request for City services for property known as 25950 Juanita Street, Bryn Mawr (APN 0292-131-79) located within the City's Sphere of Influence, but outside of the incorporated City Boundaries and approval of a Pre-Annexation Agreement, Jon D. Jones, Applicant

RECOMMENDATION

It is recommended that the City Council approve the pre-annexation agreement and allow the City to provide water and sewer services to 25950 Juanita Street, Bryn Mawr.

BACKGROUND

The City's policy allows utility services, based on availability, to be provided beyond the incorporated boundaries of the City. As a condition of approval, the property to be served must be subject to a pre-annexation agreement, whereby the property owner agrees to be annexed into the City at such time as annexation is proposed.

ANALYSIS

The requested services are available in the adjacent right-of-way of the property. All fees and permits are applicable, including development, capacity, connection and construction fees. All construction and inspection shall be to the City of Loma Linda standards. There is capacity available within the existing system to service the parcel as well as future development.

FINANCIAL IMPACT

All costs shall be borne by the applicant.

**APPLICATION FOR
EXTENSION OF SERVICE BY CONTRACT**

AGENCY TO EXTEND SERVICE:

AGENCY NAME: City of Loma Linda

CONTACT PERSON: T. Jarb Thaipejr

ADDRESS: 25541 Barton Road
Loma Linda, CA 92354

PHONE: (909) 799-4401

CONTRACTING PARTY:

NAME OF
PROPERTY OWNER: Jon D. Jones

MAILING ADDRESS: P. O. Box 10491
San Bernardino, CA 92423-0491

PHONE: (800) 464-5687 (w) or (909) 528-9995 (c)

ADDRESS OF PROPERTY
PROPOSED FOR CONTRACT 25950 Juanita Street
Bryn Mawr, CA 92318

CONTRACT NUMBER/IDENTIFICATION: _____

PARCEL NUMBER(S) 0292-131-79-0-000

ACREAGE: .0484 (9,000 square feet)

The questions which follow are designed to obtain enough data about the proposed contract to allow the Commission and staff to adequately assess the service extension. By taking the time to fully respond to the questions below, you can reduce the processing time for this application. You may include any additional information which you believe is pertinent. Use additional sheets where necessary.

1. (a) List type of service(s) to be provided by this contract.
Water and Sewer

Extension of Service by Contract
Application Form

- (b) Are any of the services identified above "new" services to be offered by the agency? If yes, please provide explanation.

Yes, placement of new manufactured home.

2. Please provide a description of the service agreement/contract. (Included in this description should be an explanation as to why a jurisdictional change is not possible at this time and whether this extension is an emergency health and safety situation.)

Applicant is requesting a service letter for water and sewer to provide to County for placement of new manufactured home on parcel.

3. Is annexation of the territory by your agency anticipated at some future time? Please provide an explanation.

Yes.

4. Is the property to be served within the Agency's sphere of influence?

Yes.

5. If the service extension is for development purposes, please provide a complete description of the project to be served.

Service will be to a new Silvercrest manufactured home. The home will be
on a block permanent foundation. Home size is 2,514 square feet .
39'10" x 64'

6. Has an environmental determination been made for this contract? If yes, provide a copy. If no, please provide an explanation.

7. Are there any land use entitlements involved in the project or contract? If yes, please provide a copy of the documentation for this entitlement. Please check those documents attached:

Tentative Map and Conditions
Subdivision Map or Parcel Map
Specific Plan
General Plan Amendment
Rezoning
Other, (provide explanation below)

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Map provided.

8. Please provide a detailed description of how services are to be extended to the property. Your response should include, but not be limited to, an explanation of distance for connection to existing infrastructure to site, the cost of improvements, how financing is to occur, and any special financial arrangement for later repayment.

There is an existing 8" waterline in front of the property. The property owner will need to install a water service lateral from the existing waterline to the property.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this evaluation of service extension to the best of my ability, and that the facts, statement and information presented herein are true and correct to the best of my knowledge and belief.

SIGNED BY:



T. Jarb Thaipejr

POSITION TITLE:

Public Works Director/City Engineer

DATED:

9/22/05

REQUIRED EXHIBITS TO THIS APPLICATION:

1. Copy of the agreement.
2. Map showing the property to be served, existing agency boundary, and the location of infrastructure to be extended.
3. Plan for providing service signed by official of contracting agency.

Please forward the completed form and related information to:

Local Agency Formation Commission
175 West Fifth Street, Second Floor
San Bernardino, CA 92404-0490
PHONE: (909) 38-5866
FAX: 909) 87-5871

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.

Ptn. Map of Lots 24,23 & Sub. of Lots 22&21, Blk. 57, R.S.B., M.B. 16/43
Ptn. Gardena Sub. Tract No. 1961, M.B. 28/61

0292-13



BLK.
57
R.S.B.

1"=100'

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Customer:
 Stephanie Delgado
 Dan D. Jones
 APN 0-242-131-79
 909 792-9195
 SAV-ON Homes
 1415 E. 6th St
 Beaumont CA 94823
 800 764-5687
 Scale 1/10" = 1'

THUNITTA ST

